

**Tremonton City Corporation
Land Use Authority Board
January 21, 2009**

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Dustin Ericson, City Attorney
Rich Woodworth, City Manager
Dottie Garn, Deputy Recorder

Steve Bench called the Land Use Authority Board Meeting to order at 9:06 a.m. The meeting was held January 21, 2009, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Dustin Ericson, Rich Woodworth and Dottie Garn were in attendance. Paul Fulgham was excused from the meeting.

1. Approval of agenda

Rich Woodworth moved to approve the agenda with a modification for item 3b: it should be the Preliminary for River Valley Phase 6 and not the Final. Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Rich Woodworth - aye. Motion approved.

2. Approval of minutes: December 10, 2008; December 17, 2008; January 7, 2009; January 14, 2009

Steve Bench made a motion to approve the minutes. Chris Breinholt seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Rich Woodworth - aye. Motion approved.

3. New Business:

a. Richards Bott Architects - Site plan for LDS Stake Center

Bryan Bott with Richards Bott Architects and Ned Stephenson with the LDS church were present to discuss a site plan for a new LDS Stake Center at 1000 West and about 500 South. Steve Bench said they will have to go through the annexation process for this site. Mr. Bott asked what the general annexation will involve. Mr. Bench said a survey, a petition of the property owners and it would have to be recorded. It generally takes 3-4 months for an annexation, in accordance with state law. Annexation will be required to obtain services and utilities. The biggest challenge will be storm water. There is an existing ditch but it is for irrigation distribution. The Board discussed the different options the LDS Church may have

for a storm water outlet point. The next step will be a preliminary and final, after the annexation. The Board also discussed lighting of the parking lot. Mr Breinholt expressed concern for the location of the lights. Rich Woodworth asked if it is a light pollution problem. Mr. Stephenson said there have been lawsuits against the church because of the lighting. **Rich Woodworth motioned to approve the concept plan for the site plan for the LDS Stake Center.** Chris Breinholt seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Rich Woodworth - aye. Motion approved.

b. River Valley Phase 6 - Preliminary, Jay Stocking

Chris Breinholt discussed a few needed changes and suggestions regarding water lines and run-off. Mr. Breinholt would like an updated storm water plan for the overall River Valley development. The Board discussed water and sewer lines. **Rich Woodworth moved to recommend this as a Preliminary and not Final to the Planning Commission.** Chris Breinholt seconded the motion. Dustin Ericson abstained from voting because of a conflict of interest. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Rich Woodworth - aye. Motion approved. Mr. Woodworth would like it noted that Mr. Ericson felt the Board was appropriate in the actions of changing the agenda to be correct.

c. Sunset Estates Town Homes - Final, Daniel Dunn

Mr. Bench asked Mr. Dunn if this has been recorded. Mr. Dunn said that it has. **Rich Woodworth motioned to approve the Sunset Estate Town Homes Final, with provisions that lines on the easement need to be made more clear.** Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Rich Woodworth - aye. Motion approved.

d. Walk-ins - Concept review only

There were no walk-ins.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Mr. Bench had nothing further to discuss.

b. City Engineer - Chris Breinholt

Mr. Breinholt had nothing further to discuss.

- c. Public Works Director - Paul Fulgham

Mr. Fulgham was not present for this meeting.

- d. Rich Woodworth - City Manager

Mr. Woodworth had nothing further to discuss.

- e. City Attorney - Dustin Ericson

Mr. Ericson gave Mr. Woodworth and Mr. Breinholt copies of a letter sent to Allied Construction concerning 1200 South. Mr. Ericson attached the invoice and memo from Chris Breinholt to the letter to Allied Construction.

Mr. Ericson is currently preparing the warranty with Staker-Parsons.

- 5. Task List Review

The Board reviewed the list and made appropriate changes. The Board discussed bonds and plats being recorded. Dustin Ericson suggested the City needs to make sure the bond is in place before the plat can be recorded.

- 6. Public comments:

There were no public comments..

- 7. Adjournment

Rich Woodworth motioned to adjourn the meeting 11:06 a.m. Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Rich Woodworth - aye. Motion approved.

The undersigned duly acting and appointed Deputy Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Land Use Authority Board Meeting held on the above referenced date.

Dated this 11th day of March, 2009.

Dottie Garn, Deputy Recorder